



**Board of Commissioners of Cook County**

**Business and Economic Development Committee**

**Tuesday, September 11, 2018**

**1:00 PM**

**Cook County Building, Board Room  
118 North Clark Street, Chicago, Illinois**

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

**18-5788**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 7/25/2018

**18-4382**

**Sponsored by:** TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**BENDER LIMITED PARTNERSHIP CLASS 6B SUSTAINABLE EMERGENCY RELIEF  
(SER)**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real

Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Bender Limited Partnership

**Address:** 4001 West 123rd Street, Alsip, Illinois 60803

**Length of time at current location:** 21 years

**Length of time property under same ownership:** 21 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** 49 years

**Municipality or Unincorporated Township:** Alsip

**Cook County District:** 6

**Permanent Index Number(s):** (2) PINs: 24-27-401-011-0000; 24-27-401-012-0000

**Municipal Resolution Number:** Village of Alsip Ordinance No. 2017-8-1, Approved August 21, 2017

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** 3-Deterioration, Obsolescence, Dilapidation

**Has justification for the Class 6b SER program been provided?:** Yes

**Estimated # of jobs created by this project:** 7 full-time, 0 part-time

**Estimated # of jobs retained at this location:** 25 full-time, 5 part-time

**Estimated # of employees in Cook County:** 25 full-time, 5 part-time

**Estimated # of construction jobs:** TBD

**Proposed use of property:** Industrial - Steel manufacturing

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6b SER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property and in such case where a Class 6b or Class 8 is applied to any portion of the associated PINs subject to the 6b SER request that the 6b SER may supersede at the request of the applicant; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6b SER Program; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**Legislative History :** 7/25/18 - Board of Commissioners - refer to the Business and Economic Develop

[18-4817](#)

**Sponsored by:** TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**SALTA LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Salta LLC

**Address:** 16929 State Street, South Holland, Illinois 60428

**Municipality or Unincorporated Township:** South Holland

**Cook County District:** 6

**Permanent Index Number:** (1) PIN: 29-22-302-037-0000

**Municipal Resolution Number:** Village of South Holland; Resolution approved January 16, 2018

**Number of month property vacant/abandoned:** 12 months at the time of application to the Village

**Special circumstances justification requested:** Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION  
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)  
Justification:** Yes

**Estimated Number of jobs created by this project:** 20 full-time, 2 part-time

**Estimated Number of jobs retained at this location:** 5 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 5 full-time, 0 part-time

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**Estimated Number of construction jobs:** N/A

**Proposed use of property:** Industrial-Distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 8 TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

**WHEREAS**, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

**WHEREAS**, Class 8 TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 8 TEERM; and

**WHEREAS**, the municipality states the Class 8 TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8 TEERM; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**Legislative History :** 7/25/18 - Board of Commissioners - refer to the Business and Economic Develop

[18-4827](#)

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**KEHOE DESIGNS INC. 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Kehoe Designs Inc.

**Address:** 2555 South Leavitt Avenue, Chicago, Illinois, 60601

**Municipality or Unincorporated Township:** Chicago

**Cook County District:** 7

**Permanent Index Number:** (1) PIN: 17-30-300-064-0000

**Municipal Resolution Number:** City of Chicago Resolution R2017-827 approved December 13, 2017

**Number of month property vacant/abandoned:** 24 months at time of application to the Assessor

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 48 full-time, 5 part-time

**Estimated Number of jobs retained at this location:** 95 full-time, 78 part-time

**Estimated Number of employees in Cook County:** 95 full-time, 78 part-time

**Estimated Number of construction jobs:** 20-50

**Proposed use of property:** Industrial-Manufacturing, warehousing, staging and shipping

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**Living Wage Ordinance Compliance Affidavit Provided: Yes**

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 7/25/18 - Board of Commissioners - refer as amended in the errata to the Business

18-4845

**Sponsored by:** TONI PRECKWINKLE (President) and GREGG GOSLIN, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**VK 504 GLENN LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** VK 504 Glenn LLC

**Address:** 500 Glenn Avenue, Unit 2 and 3, Wheeling, Illinois 60090

**Municipality or Unincorporated Township:** Wheeling

**Cook County District:** 14

**Permanent Index Number:** (2) PINs: 03-11-305-033-1002; 03-11-305-033-1003

**Municipal Resolution Number:** Village of Wheeling; Resolution 18-082 approved June 4, 2018

**Number of month property vacant/abandoned:** 1.5 months at the time of application to BED

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 15 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 0 full-time, 0 part-time

**Estimated Number of employees in Cook County:** # full-time, # part-time

**Estimated Number of construction jobs:** 33

**Proposed use of property:** Industrial- warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

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**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 7/25/18 - Board of Commissioners - refer to the Business and Economic Develop

18-4864

**Sponsored by:** TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**ATLAS TOOL & DIE WORKS, INC. CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Atlas Tool & Die Works, Inc.

**Address:** 4633 South Lawndale Avenue, Lyons, Illinois 60534

**Length of time at current location:** 59 years

**Length of time property under same ownership:** 23 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** Various, ranging from 33-85 years

**Municipality or Unincorporated Township:** Lyons

**Cook County District:** 16

**Permanent Index Number(s):** (8) PINs: 18-02-422-015-0000; 18-02-422-042-0000; 18-02-422-047-0000; 18-02-422-048-0000; 18-02-422-055-0000; 18-02-422-056-0000; 18-02-422-061-0000; 18-02-422-062-0000

**Municipal Resolution Number:** Village of Lyons Resolution 11-07-17-R3

**Evidence of Economic Hardship:** Yes, provided

**Number of blighting factors associated with the property:** 4-Age, Obsolescence, Lack of Physical Maintenance, Dilapidation

**Has justification for the Class 6b SER program been provided?:** Yes

**Estimated # of jobs created by this project:** 18 full-time, 0 part-time

**Estimated # of jobs retained at this location:** 66 full-time, 0 part-time

**Estimated # of employees in Cook County:** 71 full-time, 0 part-time

**Estimated # of construction jobs:** 7

**Proposed use of property: Industrial - Manufacturing:** Metals and parts

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain is operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment

from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 7/25/18 - Board of Commissioners - refer to the Business and Economic Develop

18-4875

**Sponsored by:** TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**DENTON CARTAGE COMPANY, INC. CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Denton Cartage Company, Inc.

**Address:** 7701 West 47th Street, Lyons, Illinois, 60534 and 7735 West 47th Street, McCook, Illinois, 60525

**Length of time at current location:** Since 1992, 26 years

**Length of time property under same ownership:** 17 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** 66 years old

**Municipality or Unincorporated Township:** Lyons and McCook

**Cook County District:** 16

**Permanent Index Number(s):** (5) PINs: 18-12-101-020-0000; 18-12-101-027-0000;  
18-12-101-031-0000; 18-12-101-032-0000; 18-12-101-033-0000

**Municipal Resolution Number:** Village of Lyons Resolution 11-07-17-R4, Approved November 7, 2017 and Village of McCook Ordinance No. 17-22 approved December 4, 2017

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** 3-Deterioration, Obsolescence, Dilapidation

**Has justification for the Class 6b SER program been provided?:** Yes

**Estimated # of jobs created by this project:** 18 full-time, 0 part-time

**Estimated # of jobs retained at this location:** 49 full-time, 2 part-time

**Estimated # of employees in Cook County:** 49 full-time, 2 part-time

**Estimated # of construction jobs:** TBD

**Proposed use of property: Industrial - Manufacturing:** Intermodal carrier services

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a

minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property meets the requirements of the Class 6bSER Program; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 7/25/18 - Board of Commissioners - refer to the Business and Economic Develop

18-4962

**Sponsored by:** TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**DB CI II, LLC6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** DB CI II, LLC

**Address:** 1855 Greenleaf Avenue Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Village of Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-35-104-055-0000

**Municipal Resolution Number:** Elk Grove Village Resolution Number 61-17

**Number of month property vacant/abandoned:** 15 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Three (3) to four (4) full-time jobs

**Estimated Number of jobs retained at this location:** 40 full-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** Five (5) construction jobs

**Proposed use of property:** Industrial use, warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 7/25/18 - Board of Commissioners - refer to the Business and Economic Develop

18-4963

**Sponsored by:** TONI PRECKWINKLE (President) and GREGG GOSLIN, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**ROSE PROPERTY PARTNERS LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Rose Property Partners LLC

**Address:** 270 Larkin Drive, Wheeling, Illinois

**Municipality or Unincorporated Township:** Village of Wheeling

**Cook County District:** 14th

**Permanent Index Number:** 03-14-205-011-0000

**Municipal Resolution Number:** Village of Wheeling Resolution Number 18-015

**Number of month property vacant/abandoned:** 36 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Two (2) to four (4) full-time jobs

**Estimated Number of jobs retained at this location:** 18 full-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 15-20 construction jobs

**Proposed use of property:** Industrial use; light assembly, warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchase for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 7/25/18 - Board of Commissioners - refer to the Business and Economic Develop



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Secretary

Chairman: Garcia

Vice-Chairman: Moody

Members: Arroyo, Butler, Deer, Gainer, Moore, Morrison, Schneider